

**AUGUST 28, 2006
PARMA CITY HALL COUNCIL CHAMBER
SPECIAL PUBLIC HOUSING COUNCIL MEETING
7:15 P.M.**

The Special Public Housing Council Meeting was called to order by President of Council Charles M. Germana presiding:

COUNCIL MEMBERS PRESENT:

SEAN P. BRENNAN
NICHOLAS J. CELEBREZZE
BRIAN DAY
MARY GALINAS
ROY J. JECH
KENNETH A. RAMSER
THOMAS J. REGAS
SCOTT M. TUMA

COUNCIL MEMBERS ABSENT:

LARRY NAPOLI

Mrs. Swade – Mr. President, the Roll of Council has been called, and I find a quorum of Council members present.

The following officials and department heads were also present: Mayor Dean E. DePiero, Chief Assistant Law Director Tony Zampedro, Treasurer Anthony C. Zielinski, Mayor's Administrative Assistant Meghann McCall, Director of Public Housing Lev Kulchytsky, and Deputy Clerk I Elaine Swade.

NOTICE OF SPECIAL MEETING OF COUNCIL

THE STATE OF OHIO)
CUYAHOGA COUNTY) ss. To Chief of Police Daniel Hoffman Greetings
CITY OF PARM)

WHEREAS, it appears that the public business of this City requires that the Council meet in *Special* session to consider such business as may come before it, and,

WHEREAS, I have convened and do hereby convene said City Council to meet in *Special* session on the 28th day of August A.D. 2006, immediately after Special Finance Committee Meeting followed by Special Council Meeting at 6:30 P.M., eastern daylight savings time, at the Council Chamber in said City, to consider such matters as may come before it as fully and completely as might be done in regular session of said Council:

Public Housing Council Minutes from August 7, 2006.

SUSPENSION OF THE RULES:

Housing Ordinance No. 06-25

8/28/06 L-06-25
(Special Meeting)

BY: M. GALINAS

(By Request – Public Housing Executive Director)

AN ORDINANCE AUTHORIZING THE PUBLIC HOUSING
EXECUTIVE DIRECTOR TO SUBMIT THE ANNUAL 2007
PARMA PUBLIC HOUSING AGENCY STREAMLINED PLAN
FOR CHEVYBROOK ESTATES AND THE PARMA PUBLIC
HOUSING AGENCY TO THE DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT (HUD), AND DECLARING AN
EMERGENCY

SUSPENSION OF THE RULES CONTINUED:

Housing Ordinance No. 06-26

8/28/06 L-06-26
(Special Meeting)

BY: M. GALINAS
(By Request – Public Housing Executive Director)

AN ORDINANCE TO AUTHORIZE THE EXECUTIVE DIRECTOR
OF THE PARMA PUBLIC HOUSING AGENCY TO IMPLEMENT
THE NEW HOUSING UTILITY ALLOWANCES FOR THE PUBLIC
HOUSING AND HOUSING CHOICE VOUCHER PROGRAM,
EFFECTIVE AUGUST 1, 2006, AND DECLARING AN EMERGENCY

Housing Ordinance No. 06-27

8/28/06 L-06-27
(Special Meeting)

BY: M. GALINAS
(By Request – Public Housing Executive Director)

AN ORDINANCE TO ACCEPT MODIFICATION OF THE PARMA
PUBLIC HOUSING AGENCY'S ADMINISTRATIVE PLAN AND
ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND
TENANT LEASE TO INCLUDE/REMOVE CERTAIN TERMS,
AND DECLARING AN EMERGENCY

You are therefore commanded to summon Mayor Dean E. DePiero, Law Director
Timothy Dobeck, Auditor Dennis M. Kish, Treasurer Anthony C. Zielinski, Public Housing Director
Lev Kulchytsky, President of Council Charles M. Germana, Sean P. Brennan, Nicholas J.
Celebrezze, Brian Day, Mary Galinas, Roy J. Jech, Larry Napoli, Kenneth A. Ramser, Thomas J.
Regas, Scott M. Tuma Council members and Thomas Mastroianni Clerk of Council, to meet in
Special session as aforesaid for the purposes aforesaid.

Hereof fail not and have you then and there this Writ, with your return thereon in what
manner you have executed the same.

In testimony whereof, I have hereunto set my hand and caused the
Corporate seal of said City to be hereunto affixed, this 25th day of
August A.D. 2006

/s/ Mary Galinas, Scott M. Tuma, Sean P. Brennan
Council, City of Parma Councilwoman Mary Galinas, Councilman
Scott M. Tuma, Councilman Sean P. Brennan

**CERTIFICATE OF SERVICE
NOTICE OF SPECIAL MEETING OF COUNCIL**

I, Daniel A. Hoffman, Chief of Police of the City of Parma, Ohio, do hereby certify that on
August 25, 2006, I received the notices of a Special Meeting of Council, a copy of which is
attached hereto, and that in accordance with the instructions given to me, I have served each
person named in the notice with the notice either personally or by leaving a copy of such notice
and the last of the persons named on the notices was served at his usual place of residence with
the notice on August 25, 2006, at 7:57 P.M., which date and time is more than twelve hours prior
to the time of the Special Meeting.

Signed Daniel A. Hoffman
Chief of Police,
City of Parma, Ohio.

DISPENSE WITH THE REGULAR ORDER OF BUSINESS

Motion made by Councilman Brennan, seconded by Councilman Day, to dispense with the regular Order of Business and to waive the Rules of Council at this time in order to hold this Special Public Housing Council meeting. Motion carried.

DISPOSAL OF THE JOURNAL

Mr. Germana – Stated we have the Minutes from the August 7, 2006, Special Public Housing Council Meeting. Asked if there were any additions or corrections to these Minutes. Stated, hearing none, the Minutes will stand approved as printed.

LEGISLATIVE COMMENT

Mr. Germana – Asked if there was anyone from the public who would like to comment on the legislation that is up for passage this evening. No one wished to comment.

SUSPENSION OF THE RULES:

HOUSING ORDINANCE NO. 06-25

8/28/06 L-06-25
(Special Meeting)

BY: **M. GALINAS**

(By Request – Public Housing Executive Director)

AN ORDINANCE AUTHORIZING THE PUBLIC HOUSING EXECUTIVE DIRECTOR TO SUBMIT THE ANNUAL 2007 PARMA PUBLIC HOUSING AGENCY STREAMLINED PLAN FOR CHEVYBROOK ESTATES AND THE PARMA PUBLIC HOUSING AGENCY TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), AND DECLARING AN EMERGENCY

Mr. Germana – Shall the statutory provision and Rule 47 requiring the full and distinct reading of Housing Ordinance No. 06-25 on three different days be dispensed with?

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Ramser, Regas.

No: None; motion carried.

Mr. Germana – Shall Rule 44 requiring reference to Committee be dispensed with and Housing Ordinance No. 06-25 be placed on final passage?

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Ramser, Regas.

No: None; motion carried.

Councilman Brennan – Stated, this keeps referring to Section 8. Asked if this is the Housing Choice Voucher Program, or is it still under that section.

Director Kulchytsky – Section 8 Program used to be called the Section 8 Program. There was a lot of confusion. They started using a lot of different names for these programs. It was decided to change the name of the program to the Housing Choice Voucher Program.

Councilman Brennan – Asked about the Site-based waiting lists. Stated the numbers do not add up.

Director Kulchytsky – Stated there was a typo.

Councilman Brennan – Asked, in connection with the case of Nathaniel Garner vs. Kyle Puni, was Parma Public Housing a defendant in that case?

Director Kulchytsky – Stated, no, but since it is considered a department of the City, we do have to disclose any type of Fair Housing complaints that are filed with the City.

Councilman Brennan – Stated, so the City of Parma was not found liable or negligent in that case.

Director Kulchytsky – That would be a question for the Law Department. Basically, we have to verify with the Law Department and any of our HUD field office legal staff whether there

SUSPENSION OF THE RULES CONTINUED:

are any pending Fair Housing cases, any OCRC cases, or the like, and present that in the annual plan as to where they stand in terms of the disposition of the case.

Councilman Brennan – Stated he was looking at the Minutes from the Resident Advisory Board meeting and noticed that there is no representative from the Chevybrook Estates.

Director Kulchytsky – Stated, we have looked at the individuals who have presented an interest from the Section 8 Program and from the Public Housing facility at Chevybrook, and we asked them “Do you want to be a member of the Resident Advisory Board?” They stated “yes”, but in the end we didn’t have anybody there representing the Estate itself. There were five individuals from the Section 8 Program that were actively participating in the creation of this plan.

Councilwoman Galinas – Stated, she noticed that there is going to be a Public Hearing at Schaaf Community Center. Asked if the Director was going to send notices to the residents at Chevybrook.

Director Kulchytsky – Yes, it was in several newspapers and was posted at Chevybrook. They try to get the residents involved as much as possible in the process. This is by law.

Motion made by Councilman Brennan, seconded by Councilman Day, to adopt Housing Ordinance No. 06-25.

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Ramser, Regas.

No: None; Housing Ordinance No. 06-25 is adopted.

HOUSING ORDINANCE NO. 06-26

8/28/06

L-06-26

(Special Meeting)

BY: **M. GALINAS**

(By Request – Public Housing Executive Director)

AN ORDINANCE TO AUTHORIZE THE EXECUTIVE
DIRECTOR OF THE PARMA PUBLIC HOUSING AGENCY
TO IMPLEMENT THE NEW HOUSING UTILITY ALLOWANCES
FOR THE PUBLIC HOUSING AND HOUSING CHOICE
VOUCHER PROGRAM, EFFECTIVE AUGUST 1, 2006,
AND DECLARING AN EMERGENCY

Mr. Germana – Shall the statutory provision and Rule 47 requiring the full and distinct reading of Housing Ordinance No. 06-26 on three different days be dispensed with?

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Ramser, Regas.

No: None; motion carried.

Mr. Germana – Shall Rule 44 requiring reference to Committee be dispensed with and Housing Ordinance No. 06-26 be placed on final passage?

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Ramser, Regas.

No: None; motion carried.

Motion made by Councilman Brennan, seconded by Councilman Day, to adopt Housing Ordinance No. 06-26.

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Ramser, Regas.

No: None; Housing Ordinance No. 06-26 is adopted.

HOUSING ORDINANCE NO. 06-27

8/28/06

L-06-27

(Special Meeting)

BY: **M. GALINAS**

(By Request – Public Housing Executive Director)

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PLAN AND ADMISSIONS AND CONTINUED OCCUPANCY
POLICY AND TENANT LEASE TO INCLUDE/REMOVE CERTAIN
TERMS, AND DECLARING AN EMERGENCY

SUSPENSION OF THE RULES CONTINUED:

Mr. Germana – Shall the statutory provision and Rule 47 requiring the full and distinct reading of Housing Ordinance No. 06-27 on three different days be dispensed with?

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Napoli, Ramser, Regas.

No: None; motion carried.

Mr. Germana – Shall Rule 44 requiring reference to Committee be dispensed with and Housing Ordinance No. 06-27 be placed on final passage?

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Napoli, Ramser, Regas.

No: None; motion carried.

Motion made by Councilman Brennan, seconded by Councilman Day, to adopt Housing Ordinance No. 06-27.

Yes: Tuma, Brennan, Celebrezze, Day, Galinas, Jech, Napoli, Ramser, Regas.

No: None; Housing Ordinance No. 06-27 is adopted.

REPORT ON ABSENT MEMBERS

Motion made by Councilman Brennan, seconded by Councilman Day, to excuse Councilman Larry Napoli. Motion carried.

ADJOURNMENT

Motion made by Councilman Brennan, seconded by Councilman Day, to adjourn said Special Public Housing Council Meeting. Motion carried.

CERTIFICATION

I, Thomas Mastroianni, Clerk of Council for the City of Parma, Ohio, do hereby certify this to be a true and correct copy of the Minutes of the Special Public Housing Council meeting held on Monday, August 28, 2006.

THOMAS MASTROIANNI
CLERK OF COUNCIL

CHARLES M. GERMANA
PRESIDENT OF COUNCIL

Meeting adjourned at 7:30 P.M.

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(Minutes completed on Friday, September 1, 2006)